

## Landscape Referral Response

<b>Application Number:</b>	DA2022/1221
<b>Date:</b>	28/09/2022
<b>Responsible Officer:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 1 DP 1257769 , 70 A Kens Road FRENCHS FOREST NSW 2086

### Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

### Officer comments

The Landscape Referral has been subject to a review.

The development application is for removal of trees, new dwelling and garage, a detached secondary dwelling, swimming pool, and landscape works, as described and illustrated in the reports and plans. A Landscape Plan and a Arboricultural Impact Assessment accompany the application and are assessed as part of this Landscape Referral.

The application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation

The property is noted as undeveloped vacant land, and is located within the 10/50 vegetation clearing entitlement area, and all landscaping within the property shall be in accordance with Planning for Bush Fire Protection 2019.

The Landscape Plan indicates that the majority of planting proposed comprises native species, in keeping with the character of the site. In view of the above, no landscape design issues are raised, subject to conditions.

Ecological impacts are deferred to Council's Bushland and Biodiversity referral section for issues related to ecological impacts of the development.

The Arboricultural Impact Assessment report indicates that twenty two (22) existing trees on the site are to be removed to accommodate the proposed development works. Seven (7) existing trees within the property are to be retained including high retention value native trees such as Eucalyptus saligna (T20 - 16m high), Eucalyptus robusta (T32 - 17m high), Eucalyptus microcorys (T45 - 13m high and T47 - 18m high), Corymbia gummifera (T48 - 14m high), Glochidion ferdinandi (T46 - 8m high), and Banksia ericifolia (T49 - 6m high), with the majority located within the frontage and one tree at the rear. All trees

within adjoining properties shall be protected. The Arboricultural Impact Assessment report indicates removal of one street tree (tree 1) without any justification and all street trees shall be protected.

Concern is raised that the Arboricultural Impact Assessment recommends the removal of tree 30 - *Angophora costata* (14m high) that is assessed in the report with a 'very high' retention value of AA, and this value is given to "higher value trees worthy of being a constraint to development" and additionally tree 30 is assessed with a long safe useful life expectancy as determined in the report. The Arboricultural Impact Assessment notes that for very high' retention value trees "every effort should be made to preserve and retain trees in this category" and it is the opinion of Landscape Referral that alternative site planning should be investigated to preserve tree 30, and thus without the investigation to preserve tree 30, Landscape Referral does not support the development application.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Landscape Conditions:**

Nil.